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Not intended to solicit those already under contract with a brokerage

3 Top Tips if You're Planning a Move

DIY or hire help?

Recruiting friends and family and renting a truck are certainly cheaper, but think very hard about whether or not you're all really up for the task. Assess your situation and budget carefully, and consider hiring out as many tasks as you can afford. You may find it's not worth the trouble (or your back) to do the heavy lifting yourself, but moving smaller or valuable items by hand is worth your effort.



Moving = the ultimate decluttering opportunity

The less stuff you have, the cheaper it'll be to move it — and the neater and faster your new home will come together. Start as early as possible, and divide items into "keep," "trash," "recycling," and "donate." Be ruthless — if you haven't used it in a year (or forgot you even had it!), you don't need it. Stuff you really shouldn't bother moving: Open condiment containers and cleaning products, and stacks of old magazines.



Supplies ain't cheap...

But there are a few clever ways to save on boxes — and even get them for free, if you play your cards right. My fave tip: Make friends with the stock guys at the local grocery or liquor store. Those cartons are durable and not overly large, so if you are planning to move yourself, you can't fill them so full that they're overwhelming to carry.

Source: www.goodhousekeeping.com

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Current Market Statistics >>>

Durham Region Association of REALTORS® (DRAR) President Sandra O'Donohue reported 1,200 residential transactions in July 2016, a slight increase from the same time last year. "The market has kept a steady pace into mid-summer," stated O'Donohue. There were 1,459 new listings in July 2016 compared to 1,511 in July 2015.

"The prices of homes have continued to increase," added O'Donohue. The average selling price in Durham reached \$547,496 last month. In comparison, the average selling price was \$448,048 during the same period last year; a 22% increase. Homes have continued to sell quickly in an average of 12 days compared to 18 days last year. "Competition is intense in Durham Region," says O'Donohue.

With listing shortages common in the Greater Toronto Area and Durham Region, British Columbia's verdict to impose a 15% tax on foreign buyers have driven worry in Ontario. "I welcome what [B.C.] is putting forward," says Ontario's Finance Minister, Charles Sousa. "We're certainly looking at whatever options can be made available."

While the new tax may drive some purchasers to Ontario in the short-term, Sousa explains it is important to consider how similar policies could have repercussions to other parts of Ontario that aren't experiencing the same extreme pricing.

There could be a ripple effect to the Durham Region if we see an influx of foreign buyers in Toronto," explains O'Donohue. "Durham Region is an affordable area within arms reach, that's appealing for anyone looking to avoid the higher Toronto prices."

To view the full Market Watch Report, visit www.LaurenGosse.com

Summary of Existing Home Transactions in Durham Region

	New Listings	Active Listings	Avg. Sold Price	Avg. Days on Market
Durham Region	1,459	775	104%	12
Ajax	268	109	105%	10
Brock	33	66	99%	22
Clarington	218	138	103%	13
Oshawa	408	159	105%	11
Pickering	175	90	103%	11
Scugog	38	42	97%	27
Uxbridge	37	64	101%	21
Whitby	282	107	105%	10

Community Events in Durham

Habitat for Humanity Durham 911 Build
When: August 15, 2016 from 8:30am to 4:00pm
where: CentreTowne, 372 Centre St. S., Oshawa

Concerts in the Park
When: August 18, 2016 from 7:00pm to 8:45pm
Where: Memorial Park McLaughlin Bandshell, 110 Simcoe Street South, Oshawa

Movie Under the Stars Open House
When: August 25, 2016 from 6:00pm to 10:00pm
Where: WindReach Farm, 312 Townline Road, Ashburn

Billy Currington - Summer Forever Tour
When: September 3, 2016 from 7:30pm to 11:00pm
Where: General Motors Centre

The Scene Competition 2016: Auditions
When: September 4-17, 8:00am to 11:45pm
Where: The Scene Talent Competition 2016: Auditions Unit 1B - 1916 Dundas Street East, Whitby, ON

If you have an event you would like advertised in next months newsletter please feel free to email me the details.

Terminology Tips

Approved lender:

A lending institution designated as an approved lender by CMHC under the National Housing Act. Only Approved Lenders may qualify for CMHC Loan Insurance.



Home Inspection:

A professional consulting service that determines the present condition of the home's major systems, based on a visual inspection of accessible features. It focuses on the performance of the home, and is intended to identify components that are significantly deficient, unsafe or near the end of their life. Inspections are often performed during a real estate transaction, but may be done anytime.

For more information on the process of buying or selling a home, contact Lauren at 905-723-5944
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